



Town of Arlington, Massachusetts
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5-7-2013 Minutes

Thompson School Building Committee Meeting
Tuesday, May 7, 2013
Town Hall Annex – Second Floor Conference Room
6:00 pm

Present: Kathleen Bodie, Superintendent, TSBC
Adam Chapdelaine, Town Manager, TSBC, PTBC
John Cole, TSBC, PTBC (absent)
Sheri Donovan, Thompson School Principal, TSBC
Tobey Jackson, Parent Representative, TSBC (@6:30)
Diane Johnson, APS Chief Financial Officer, TSBC, PTBC (absent)
Domenic Lanzillotti, Purchasing Officer, TSBC
Tony Lionetta, TSBC, CPC
John Maher, TSBC, PTBC
Mark Miano, Facilities Manager, TSBC, PTBC
Suzanne Robinson
Jeff Thielman, SC Rep., TSBC @6:30

Attendees: Brian DeFilippis, OPM, PMA Consultants
Lori Cowles, Chris Vance, HMFH Architects
Burt Barachowitz, Clerk of the Works
Peter Constable Point-Line- Space

Call to order:
Construction Progress Update/Schedule

SITework:

- Site sub-contractor has re-mobilized to site to install light pole bases, begin curbing installation, rough grading for sidewalks and landscaping. Briggs Engineering & Testing has begun compaction tests for sidewalks.
- Approach slabs for classroom doors have been placed. Dumpster slab has been placed.
- Landscape sub-contractor has mobilized on-site, met with Landscape Architect and will begin work on plantings and site detailing week of 5/6.

MASONRY:

- Masonry substantially complete on all exterior elevations and in Gymnasium. All completed exterior and interior masonry has been washed-down.
- Remaining work includes precast column caps and punch list. G&R has issued their masonry punch to HMFH who will now prepare their list.

WINDOWS:

- Curtainwall installations on-going.
- Exterior door installations are ongoing.

ROOFING:

- Roofing membrane installation substantially complete. Work ongoing to strip-in roofing to roof top mechanical equipment curbs and roof penetrations.
- Metal roof edge installation is ongoing.

DRYWALL:

- Wallboard installation continues on 1st floor, all areas.
- Miscellaneous work in stairwells and upper floors to complete.

PAINTING:

- Painting ongoing on 1st, 2nd and 3rd floor of classroom wing.
- Gymnasium painting ongoing. Ceiling has been painted.

TILING

- Wall and floor tile work ongoing on 1st floor of classroom wing.

ACOUSTIC CEILING TILE:

- Ceiling grid and tile installations ongoing on 1st floor of classroom wing.
- ACT installation ongoing as above ceiling conditions are finalized.

CASEWORK:

- Cabinets have been delivered for 1st floor of classroom wing and installations are ongoing there and in Library.

MISCELLANEOUS FINISHES:

- Toilet partitions installed in 2nd and 3rd floor bathrooms.
- Moisture mitigation procedures have been completed for 2nd and 3rd floors of classroom wing and floor tiles are being installed in 3rd floor classrooms.
- Window stool installations ongoing.
- Gymnasium wood proscenium paneling work is underway.

HVAC:

- Boilers and expansion tanks delivered and located in mechanical room. Installation of mechanical room equipment and piping substantially complete. Boilers have been started and are running to provide heat to classroom wing thus allowing flooring installations to proceed.
- Roof top equipment has been delivered and is installed on classroom wing and cafeteria roofs.
- Ductwork ongoing in cafeteria and gymnasium wings.
- Control wiring ongoing.
- Kitchen exhaust hood in place and hood ductwork and insulation ongoing.

PLUMBING:

- Gas piping substantially completed for gas booster and boiler. Coordinated with NGRID for gas meter installation. Work ongoing to finalize.
- Rough-ins for kitchen and gymnasium wing substantially complete and inspected.
- Work ongoing in water entry room for hot water heater.
- Plumbing fixture installations in 1st floor of classroom wing ongoing.

ELEVATOR:

- Elevator sub-contractor has mobilized onto site and delivered elevator materials.

ELECTRICAL:

- NSTAR has substantially completed their power wiring relocations from existing to new N. Union St. utility poles. Relocations by RCN, Verizon and Comcast ongoing. Technology meeting held was held on 4/17 to review IT issues with utilities, Town and Design Team.
- Light poles installations ongoing.
- NSTAR has tied-in primary and secondary wiring on transformer for permanent power to building.
- NSTAR has taken down the poles adjacent to park and will re-install poles within the park and reconnect park lights.
- Fit-outs to complete ongoing in Area D main and emergency electrical rooms.
- Installed interior lighting has been turned on and is being utilized during construction. Lighting installations ongoing.
- Electrical roughing substantially complete in cafeteria and gymnasium wings.
- Tel/data, fire alarm and intercom wiring ongoing on 1st floor of classroom wing.

KITCHEN:

- Topping slab has been installed. Drains and floor troughs have been set. FRP wall installation ongoing.
- Stainless steel panel installations ongoing.

Project Budget

Brian DeFilippis reported that the budget is on target, there remains \$233,000 in the contingency fund after change order # 10 (moisture mitigation).

Project Schedule

Brian DeFilippis informed the committee that he has not received an up to date work schedule from G & R (due last week), meeting on Wednesday and will request once again. If the schedule is not ready PMA will withhold the certificate of payment requisition.

At this point PMA is doubtful that substantial completion will be ready by July 12th. Of concern: flooring not complete, air side of systems not running (duck work, units, etc.), work in areas C & D lagging.

Lori Cowles (HMFH) echoed the same concerns and noted continued frustration throughout the project with the general manager.

The Committee agreed that PMA's Kevin Nigro will place a call to the owner of G & R letting him know to expect a letter from the Superintendent and Town Manager with complaints that the project is behind and the lack of an updated schedule.

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously

Voted that receipt of the updated schedule, Superintendent Bodie exercise at her discretion writing an appropriate letter to the owner requesting his presence at the next building committee meeting.

Supt. Bodie, Town Manager Adam Chapdelaine and Brian DeFilippis will consult on the above after the G&R meeting on Wednesday May 8th).

Construction Related Items/Updates

- FF & E
- Peter Constable of Point-Line-Space reported that after review of all of the bids and some adjustments, purchase order have been submitted in the amount of \$389,789.84. After consultation with Sheri Donovan, a list of additional items were identified as needed, these items put the allocated budget over by \$2,476.17. Mr. Constable is requesting authorization to proceed. On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously Voted to approve the increase of \$2,416.17 for additional FF & E items that include no bid items and new items.

Books for Bill

Book delivery will be ongoing during the 2013-2014 school year

Graphics for Library Dedication

Lori Cowles presented the three graphics for the library dedication, (bronze dedication plaque, bench, and the words on the wall). Lori will obtain pricing from the contractor.

Approval of Invoices

On a motion by Adam Chapdelaine seconded by John Maher it was unanimously Voted to approve PMA invoice 03383-43 dated May 7, 2013 in the amount of \$24,022.80 for Professional services April 1 – 30, 2013

On a motion by Adam Chapdelaine seconded by Domenic Lanzillotti it was unanimously Voted to approve Briggs Engineering invoice 65052 dated March 30, 2013 in the amount of \$6,925.00 for services rendered.

On a motion by Adam Chapdelaine seconded by Domenic Lanzillotti it was unanimously Voted to approve Gatehouse Media invoice 12903592 in the amount of \$110.80 for

On a motion by John Maher seconded by Adam Chapdelaine it was unanimously Voted to approved HMFH invoice 997706 dated May 3, 2013 in the amount of \$18,435.29 for services rendered April 1-30, 2013.

On a motion by Adam Chapdelaine seconded by Domenic Lanzillotti it was unanimously Voted to approved HMFH invoice 997707 dated May 3, 2013 in the amount of \$5,390.00 for Edvance Technology services rendered April 1-30, 2013.

On a motion by John Maher seconded by Domenic Lanzillotti it was unanimously Voted to approve Change Request #48 in the amount of \$785.00 to rewire and relocate lights in stairwells 1 & 2.

On a motion by Adam Chapdelaine seconded by Domenic Lanzillotti it was unanimously Voted to approve Change Request # 53 credit in the amount of \$-603 to eliminate napkin dispensers.

On a motion by Adam Chapdelaine seconded by John Maher it was unanimously Voted to approve G & R Certificate of payment #12 in the amount of \$1,024,279.55 (subject to receipt of schedule from G & R Construction).

On a motion by Adam Chapdelaine seconded by John Maher it was unanimously: Voted to authorize up to \$5000 to the Water Department to install a gate valve at North Union and Purcell Streets.

New Business

- Landscape oversight – Brian DeFilippis requested an increase of visits by the landscape design architect to oversee the landscape project, probably once a week and not to exceed \$2800.00. So moved by Jeff Thielman seconded by Adam Chapdelaine, unanimous vote.
- Tour of Thompson – Supt. Bodie will notify the School Committee with tentative dates for a walk through of the school.

Adjourn @ 7:05 pm

Submitted by
Karen Tassone
Recording Secretary